

Where can I find out more information about how to repair my windows?

Online resources:

www.oldhousejournal.com/notebook/nps/briefs/brief09

www.nps.gov/history/hps/tps/briefs/brief09

Contacts:

Kentucky Heritage Council

(502) 564-7005

(Also has list of contractors on file)

Do I still need a permit to repair my windows?

Yes. Please contact City Hall. No review by the Architectural Review Board (ARB) is required, but replacement may require review by the ARB.



Please contact the planning staff of City Hall at 502-352-2097 or email your comments or questions to mderosa@frankfort.ky.gov

City of Frankfort

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CITY OF FRANKFORT



This Brochure is designed to educate homeowners and contractors about the economic and architectural benefits of maintaining wood windows.

Why is it important to preserve wood windows within the Historic Districts?

1. Historic buildings with quality workmanship, the visual and architectural significance of historic windows are some details that contribute to Frankfort's special identity.
2. If historic wood windows are well maintained, they can last almost indefinitely.
3. Windows made of old growth lumber are generally more stable, less prone to decay and hold paint better than today's commercial plantation grown wood.

4. Cost Savings: on average, it takes over 50 years to recover the expense of new insulated glass windows.¹ With an average expected life of 25 years or less; plastic parts and seals can crack or fail during this period while old growth wood windows with storm windows installed will last for longer than 25 years when properly maintained.
5. The City of Frankfort has the distinction of having five unique areas recognized as National Register Districts. National real estate trend data and studies indicate that often house prices increased faster in the protected neighborhoods than in the market as a whole.²

Don't new windows offer

¹ "Saving Old-Really Old Windows" by John Stahl, *This Old House*

² "How Does Landmark Designation Affect Property Values?", Preservation Chicago

better energy efficiency?

Contrary to popular belief stores, up to 85% of a window unit's heat loss is through its poorly weather-sealed sash. Modern weather stripping materials such as nylon, when properly installed can stop 95% of the air infiltration.

When comparing the cost of new windows and their estimated life span verses the repair of existing wood windows and adding storm windows, often the repair is the most efficient approach.

If my window looks rotted and is peeling, shouldn't it be replaced?

Most people are surprised to find out that just below the surface of a seemingly unsalvageable piece of wood is quality wood. Inspecting with a pen knife will allow one to

“see” beneath the wood surface. In many cases, the decayed or damaged wood is only near the surface. Too often ancient but high performance lumber gets replaced with inferior materials.